Karen Johnson Davidson County
Batch# 1263174 DEEDQC
04/22/2025 02:44:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250422-0030828

QUITCLAIM DEED

S. CHAPEL DRUMMOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

T-QCD-24-635-510

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April, 2025.

Notary Public

MY COMMISSION EXPIRES: 11-3-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
HYVE 510, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY	**New Owner**	
(NAME)	(NAME)	**093-14-0A-509-00-CO**
789 Arroyo Road	**789 Arroyo Road**	
(ADDRESS)	(ADDRESS)	
Los Altos, CA 94024	**Los Altos, CA 94024**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT A. LERNER AND PAMELA H. LERNER, TRUSTEES OF THE LERNER FAMILY TRUST, DATED OCTOBER 26, 1993,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **HYVE 510, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain Unit located in Davidson County, Tennessee, being known and designated as Unit No. 510 established pursuant to the Condominium Declaration for Hyve, of record in Instrument Number 20230424-0030022, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "E" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert A. Lerner and Pamela H. Lerner, Trustees of the Lerner Family Trust dated October 26, 1993 by Quitclaim Deed from Hyve 510, LLC, a California limited liability company, of record in Instrument No. 20241226-0099730, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **635 7th Avenue S. #510, Nashville, Tennessee 37203**.

Witness my/our hand(s) this the 17TH day of APRIL, 2025.

THE LERNER FAMILY TRUST, DATED OCTOBER 26, 1993

Robert A Lerner

ROBERT A. LERNER, TRUSTEE

Pamela H Lerner

PAMELA H. LERNER, TRUSTEE

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT A. LERNER, Trustee** of **THE LERNER FAMILY TRUST, DATED OCTOBER 26, 1993** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the _____day of _____2025 .

_____
Notary Public

My Commission Expires:

_____
Notary Public

My Commission Expires:

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PAMELA H. LERNER, Trustee** of **THE LERNER FAMILY TRUST, DATED OCTOBER 26, 1993** , Trustee of Hyve 510, LLC to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the _____day of _____2025 .

_____
Notary Public

My Commission Expires:

_____
Notary Public

My Commission Expires:

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara }

On 04/17/2025 (Date) before me, Hamidreza Zare, Public Notary (Here Insert Name and Title of the Officer),

personally appeared Robert Alan Lerner and Pamela Sue Healy Lerner (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

HAMIDREZA ZARE
Notary Public - California
Santa Clara County
Commission # 2440482
My Comm. Expires Mar 4, 2027

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Hamidreza Zare
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quit claim Deed
Document Date: 04/17/2025 Number of Pages: 2
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT
CERTIFICATE OF AUTHENTICITY

I, Brian Mitchell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 17, 2025(date of document).

Brian Mitchell

Affiant Signature

Date April 22, 2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of April, 2025.

S Chapel Drummond

Notary's Signature

MY COMMISSION EXPIRES: 11-3-25

